

**CLAIMS:**

What is claimed is:

1. A distributive system for establishing and controlling communication

5 service to individual users in a multiple occupant facility, comprising:

(a) a computer

(b) a connection from a communication service provider to the computer so as to provide external communication from a plurality of sources;

10 (c) a plurality of communication devices connected to the computer; and

(d) whereas the computer is programmed to be able to provide selected communication service utilities to individual ones of the connected communication devices, and wherein communications devices  
15 are arranged in groups such that administrative functions performed by an administrator affect only communications devices within the group.

2. The distributive communication system as described in claim 1, wherein the communication devices are individual telephone extensions.

3. The distributive communication system as described in claim 1,  
20 wherein the communication devices exist in occupant groups that occupy separate facilities within the multiple occupant facility.

4. A method for establishing and controlling communication services to individual communication devices, comprising the steps of:

- (a) connecting a communication service provider to a computer;
- (b) connecting a plurality of communication devices to the computer; and
- (c) establishing through programming in the computer selected communication utilities to each of the plurality of communication devices.

5           5.     The method for establishing and controlling communication services to individual communication devices as described in claim 4, further comprising modifying communication services to the individual communication devices.

10           6.     The method for establishing and controlling communication services to individual communication devices as described in claim 4, further comprising the step of requiring a password to access the computer for establishing and modifying the communication services.

15           7.     The method for providing communication services to individual communication devices as described in claim 4, further comprising the step of deactivating selected communication services from selected of the communication devices for which the selected communication services had been established.

20           8.     Apparatus for implementing plural virtual PBXs, the apparatus comprising administrative software for dividing plural customer equipment ports into groups, thereby determining which of such customer equipment ports are in each of said groups, and

a subadministrator within each group, the subadministrator being capable of affecting telecommunications parameters of all equipment connected to ports within the group, the particular equipment having parameters that the subadminisnistrator is able to affect being controlled by the administrative software.

8. The apparatus of claim 8 wherein the telecommunications parameters includes a parameter that determines whether calls between equipment may be made through an outside communications company or internal to said apparatus.

9. The apparatus of claim 8 further comprising software which bills users of said apparatus based at least in part upon square footage leased within a building.

10. The apparatus of claim 8 further comprising software which bills users of said equipment based at least in part on a number of customer equipment ports associated with said apparatus.

11. A PBX system having plural ports into which customer audio communications equipment may be plugged, the system having a means for accepting a password input at any such port from a customer communications equipment plugged into said port, means for verifying said password, means for accepting an extension number after verifying said password, the extension number then being assigned to correspond to said port.

12. The PBX system of claim 12 wherein a the password is only effective to permit a subset of the ports to be associated with the entered

extension, the subset corresponding to all ports associated with a particular tenant in a building.

13. The PBX of claim 13 wherein said PBX stores information indicative of which passwords may be utilized with which ports to associate an extension
- 5 with that particular port.

14. The PBX of claim 14 wherein said information in said PBX is alterable by an administrator via use of a password.